



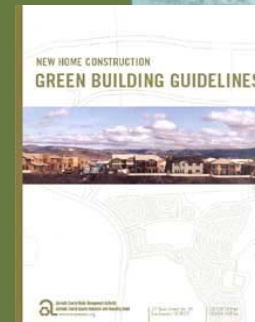
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GLOBAL GREEN USA

- Founded in 1994
- Environmental non-profit
- Based in Los Angeles
- Programs in green building/green affordable housing, renewable energy, climate protection



- Education and Outreach
- Policy Development
- Advocacy
- Technical Assistance
- Workshops
- Design Charrettes
- Green Building Resource Center



Greening Affordable Housing Initiative

Purpose is to reduce resource consumption and foster sustainable communities by encouraging the design, construction, rehabilitation, and maintenance of resource efficient affordable housing.

Nueva Vista, Santa Cruz, CA



The Plaza, San Francisco, CA



Santa Cruz Homeless Services Center



Expectations

- Affordable housing should be safe, healthy and economical for residents
- Since utilities are often one of the most significant expenses, effort should be made to reduce those costs
- Important to utilize clean, renewable energy resources from an environmental/global perspective



Global Green Vision

To create “zero energy” affordable housing throughout California



Implementing the Vision

Legislative Strategy:

Million Solar Roofs - 2003-2005/CA Solar Initiative - 2006

- GG advocates for 10% set aside for affordable housing

AB 2924 - 2004 - Assm. Wiggins

AB 1383 - 2005 - Assm. Pavley

AB 2723 - 2006 - Assm. Pavley

- Create a low-interest/long term loan program for solar in AH projects



CA State Legislature

Challenges:

- Distinguishing need for stand-alone legislation
- Building case for need in AH sector
- Developing arguments for why AH should receive “special” treatment

Support for solar in AH

- GG USA coalition to support solar in AH:
 - Solar Industry Manufacturers (Kyocera, BP Solar, Sanyo)
 - AH trade groups (NPH, SCANPH, Western Center, Housing CA)
 - Environmental organizations (Environment CA, Vote Solar, Sierra Club, PCL, CLCV, etc.)



Why a loan?

- Difficult for AH to find ways to finance solar for more than just common areas of a project
- Higher level rebates good, but gap financing needed
- Did not want to take on additional debt
- Private sector lenders not accustomed to financing solar

Times have changed

- Private lenders more comfortable with payback and willing to finance solar in new construction
- Solar technology becoming more common
- Need for loans may still exist in retrofit market where payback is slower



CSI

Goals

- Development of appropriate financing mechanism to get to net zero AH
- Ensuring maximum number of incentives
- Flexibility in metering and ability to net meter
- Ensuring healthy incentives for energy efficiency
- Creating user-friendly program
- Creating strong marketing/outreach program to reach AH sector





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